

## MINUTES

### RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

**March 6, 2007**

The Randolph County Zoning Board of Adjustment met at 6:30 p.m., on Tuesday, March 6, 2007, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Lynden Craven** called to order the Randolph County Zoning Board of Adjustment meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Lynden Craven, Chairman, present; Jim Rains, Vice Chairman, present; Larry Brown, absent; Phil Ridge, present; Chris McLeod, present; Reid Pell, present; Wayne Joyce, present; and Danny Shaw, Alternate, present. **Aimee Scotton**, staff attorney, was present for this meeting.

3. **Swearing in of the Witnesses:**

"Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God."

One person took this Oath.

4. **REQUESTS FOR A VARIANCE:**

- A. **RICHARD COOPER**, Asheboro, North Carolina, is requesting a Variance to allow a front setback of 2.8' in lieu of the required 35' setback located at 8962 US Hwy 220 South, 1.80 acres, Secondary Growth Area, Richland Township, Zoning District RA, Tax ID #7664875680. Property Owner - Yorktown Funding, Inc.

**\*\* Arguments for Granting this Request**

Richard Cooper, real estate agent, was present and said that the property has been through foreclosure. Cooper said that they assumed a mobile home could be placed on the property due to the fact that a mobile home had been on the property in the past. Cooper said that a large portion of the property is usable and it would not be feasible to have a 35' front setback. Cooper said due to the topography and wet areas, there is no other site for the home on the lot. Cooper said there is a septic tank existing on the property for a 2-bedroom home. Cooper said the Health Department has denied the site for the system to be expanded. Cooper said the poor soil conditions were mentioned in that report. Cooper said he has a buyer interested in putting a two-bedroom home back in the same site

that the original home was placed. Cooper said they feel that this would be the only use for the lot. Cooper said they didn't feel the highway would be expanded in the foreseeable future. Cooper said the footings are still on the site.

**Rains** asked if the home would be approximately 50' from the edge of the pavement and **Cooper** answered yes.

**Craven** asked if the DOT would have any restrictions allowing the home this close and **Aimee Scotton**, staff attorney, answered that the home could not encroach upon the DOT right-of-way.

**Ridge** asked if the home could be moved back any further and **Cooper** answered no. Cooper said there is a steep embankment behind the home site.

**\*\* Arguments Against Granting this Request**

There was no one present in opposition to this request.

**\*\* Order of the Board of Adjustment**

**Craven** made the motion, seconded by **Rains**, to approve the request for a Variance as having met all the required tests for approving a Variance including that the hardship is not of the applicant's making and it is related to the physical aspects of the property. The motion passed unanimously.

5. The meeting adjourned. There were 3 citizens present for this meeting.

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**NORTH CAROLINA  
RANDOLPH COUNTY**

*HAL JOHNSON*

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**Planning Director**

*JILL WOOD*

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**Date**

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**Clerk/Secretary**